



Brownfields Assessment Demonstration Pilot

Hackensack Meadowlands District, NJ

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA has selected the Hackensack Meadowlands District for a Brownfields Pilot. The Hackensack Meadowlands Development Commission (HMDC) covers 32 square miles, is 15 miles from New York City, and encompasses portions of 14 municipalities in Bergen and Hudson Counties. While industrial land uses dominate the 3,600-acre area, wetlands and other ecologically sensitive land also make up a large part of the district, and these properties face development pressure due to scarcity of land. To relieve these pressures and curb urban sprawl, the HMDC recently began a redevelopment program to rehabilitate brownfields resulting from landfills, illegal dumping, poor development patterns, and deteriorating properties.

The Pilot focuses on the Paterson Plank Road area, where redevelopment interest and numerous brownfields have already spurred initial environmental investigation and public outreach efforts. The area is located in the Boroughs of Carlstadt and East Rutherford (combined population approximately 13,400) in Bergen County and consists of 148 properties totaling 210 acres. The area is bisected by Berry's Creek, which feeds the Hackensack River and is currently occupied by vehicle and truck repair,

PILOT SNAPSHOT



Hackensack Meadowlands
District, New Jersey

Date of Announcement:
June 1999

Amount: \$200,000

Profile: The Pilot targets brownfields within the 210-acre Paterson Plank Road industrial corridor.

Contacts:

Hackensack Meadowlands District	Regional Brownfields Team
Hackensack Meadowlands Development Commission	U.S. EPA - Region 2
(201) 460-4655	(212) 637-4314

Visit the EPA Region 2 Brownfields web site at:
<http://www.epa.gov/r02earth/superfnd/brownfld/bfmainpg.htm>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

manufacturing, and industrial businesses and radio station facilities.

OBJECTIVES

The HMDC's objective is to promote economic development that will result in increased tax revenues, infrastructure and roadway improvements, new jobs, and preservation of the environment within the Hackensack Meadowlands District. By working with regulatory agencies to develop a comprehensive redevelopment plan, identifying and assessing brownfields sites, and identifying funding sources, the Pilot will facilitate the cleanup and redevelopment of brownfields in the area, improving public health and the quality of life for area residents.

ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this Pilot include:

- Creating an inventory of brownfields in the Paterson Plank Road area;
- Conducting environmental assessments on priority sites;
- Identifying cleanup activities required for assessed sites and preparing a cleanup strategy for the entire area;
- Developing a comprehensive land use plan for the target area;
- Identifying cleanup and redevelopment funding sources and addressing liability issues; and
- Educating the community regarding Pilot activities to facilitate their participation in the cleanup and redevelopment process.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.